

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Revision 1**

**Monday, November 19<sup>th</sup>, 2018 @ 4:00 p.m.**

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

**Meeting Room 1**

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
  - a. Committee Members in attendance: Tony Crisafi, Michael Czajkowski, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer
  - b. Committee Members not in attendance: Matt Edwards, Janie Emerson
2. Motion made to Adopt the Agenda by Angie Preisendorfer, 2<sup>nd</sup> Myrna Naegle  
**VOTE 6-0-0**
3. Motion made to Approve October Minutes Andy Fotsch, 2<sup>nd</sup> Tony Crisafi  
**VOTE 4-2-0**
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:**
6. **4:05pm Chair Comments**
  - a. Chair conducts committee review following Robert's Rules of Order
  - b. Chair commented that two committee members requested to postpone the discussion and vote on the new Bylaws because not all committee members are present.

## 7. Project Review:

### a. 4:15-4:45pm GRADY RESIDENCE – CDP/ SDP (2nd Presentation, previously reviewed Oct2018)

- **Project #:** 482904
- **Type of Structure:** Single Family Residence
- **Location:** 7910 Saint Louis Terrace
- **Applicant's Rep:** James Alcorn (619) 701-8488 <mailto:jamesalcorneaia@gmail.com>
- **Project Manager:** Glenn Gargas (619) 446-1542 [GGargas@sandiego.gov](mailto:GGargas@sandiego.gov)
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for demolition of existing dwelling and construction of new 2 story 4640 sq ft residence over a 2,170 sq ft basement with garage and studio. The 0.149 acre site is located in the LJSPD-SF zone within the Coastal Overlay zone (Non-Appealable) located at 7910 Saint Louis Terrace of the La Jolla Shores Planned District, within the La Jolla Community Plan area and Council District 1.
- **Presentation:** by Jim Alcorn  
Presenter responded to the comments/ concerns from October presentation.  
Contacted neighbors.  
Data on neighboring FAR numbers range from 22% - 64%, project FAR is 48%  
Materials Board was presented: board texture concrete, steel beams same color as the concrete, dark frame double pane windows, soffits of Douglas Fir  
Landscaping plan presented by Jim Neri (landscape architect).  
New location for garage and driveway on east side of property, driveway is 20ft from the sidewalk, 25ft from the street with 12ft curb cut. 43ft wide excavation for the lower garage. Corner site line is 20ft.  
**Public comment:** Peggy Davis commented about storm drainage. She also claimed that the house directly to the north has recently sold and the new owners have not been informed. Mr. Alcorn requested the contact information from Peggy Davis for the realtor and the new owners. David Gordon pointed out that the project was publicly noticed several months ago (Feb 2018) and the realtors had a legal obligation to inform the buyers.  
**Committee Comment:** Myrna Naegle is concerned that the design is out of character with the near neighbors and the FAR. Tony Crisafi asked how many bedrooms. Jim Alcorn responded that there are 4 bedrooms and a companion unit on the basement/ garage level. David Gordon and Tony Crisafi pointed out that the curb cut should be wider for the size of the garage and suggested that the applicant should push back on DSD and point out that a 12ft curb cut does not effectively increase street parking due to the driveway's proximity to the street corner.  
**Motion:** Tony Crisafi made motion, Michael Czajkowski 2<sup>nd</sup>  
**Findings can be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #482904**

### VOTE 4-0-2

Chair abstained. Myrna Naegle abstained due to concerns about bulk and scale and FAR.

b. **4:45-5:15pm HERSCHFIELD RESIDENCE – CDP/ SDP (First Presentation)**

- **Project #:** 603740
- **Type of Structure:** Single-Family Residence
- **Location:** 8230 Prestwick Drive
- **Applicant's Rep:** Claude-Anthony Marengo (858) 459-376  
<mailto:camarengo@marengomortonarchitects.com>  
Chandra Slaven (619) 316-7645 <mailto:CSlaven@blueheron.com>
- **Project Manager:** Pancho Mendoza (619) 446-5433 [FMendoza@sandiego.gov](mailto:FMendoza@sandiego.gov)
- **Project Description:** (Process 3) Coastal Development Permit and to demolish an existing single-family dwelling and construction of a new 12,216 square foot single-family dwelling at 8230 Prestwick Drive. The 0.44 acre site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.

**Presentation:** by Chandra Slaven

Information only

While project floor area is 3X that of the existing home, the size as seen from the street view will be similar to the existing home. Height is 21'7" from the foundation and 18'3" from the street elevation. Side setbacks are 6ft (larger than existing side setbacks). Most of the additional square footage will be accomplished by excavation which will include shoring and stabilization. Excavation will be 3479 cubic yards

**Note:** Applicant had intended to present for action but on the day of the presentation, it was discovered that the applicant had been meeting with two property owners who claimed that they represented the neighbors. However, it appears that these two property owners had not communicated anything to other neighbors and property owners. Applicant was acting in good faith but apparently was deceived. Several neighbors came forward. While they were not necessarily opposed to the project, they were concerned because they hadn't seen any of the details of the project. The applicant (represented by Chandra Slaven) graciously volunteered to postpone the review until December or January meeting to provide an opportunity to meet with the neighbors.

**Public comment:** Peggy Davis commented about concerns for excavation and shoring and potential for underground water. Neighbors expressed concerns because this was their first chance to see details of the design.

**Committee Comment:** Tony Crisafi commented with concerns that the view from the street appeared to look like a fortress. The front of the house included only two windows which were hidden behind landscaping. Applicant responded that the homeowners wanted to isolate street noise and secure their privacy. David Gordon commented, would like to see how the back of the home looked when observing from down the hill. Applicant agreed to provide rendering of the view at the next presentation

c. **5:15-5:45pm SUNSET RESIDENCE – SDP/ CDP (First Presentation)\*\***

- **Project #:** 556536
- **Type of Structure:** Single-Family Residence
- **Location:** 8276 Paseo Del Ocaso
- **Applicant's Rep:** Warren Triesman 619) 318-8081
  - Colin Lowry (619) 800-8105 [colin@cladinc.us](mailto:colin@cladinc.us)
- **Project Manager:** Martha Blake (619) 446-5375 [MBlake@sandiego.gov](mailto:MBlake@sandiego.gov)
- **Project Description:** (Process 3)- Site Development Permit (SDP), Neighborhood Development Permit (NDP), and Coastal Development Permit to remodel with partial demolition of an existing single-family dwelling with new 1,134-square-foot second story and net increase of 240 sq ft on first floor, for a total of 3,449 sq-ft two story single dwelling located at 8276 Paseo De Ocaso. The 0.12-acre site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.
- **\*\* This project was previously reviewed as the GREENBERG RESIDENCE (most recently at the Oct2017 LJSPRC meeting and was pulled from the Nov2017 LJCPA consent agenda. The project was not presented to LJCPA. While the project retains the original project number and SDP/ CDP status, the design is completely changed and the owner and architect are also new.**
- **Presentation:** by Colin Lowry  
Using existing side setbacks (3'9"), rear setback is 34-35ft, driveway is 20ft from sidewalk with 12ft curb cut, Height 27'9" to the rails on the roof deck.  
FAR is 66%  
Met with neighbors except the house directly south (it is a rental and the property owners did not respond).
- **Public Comment:**  
Mary Little (neighbor directly west – backyards) is concerned about privacy from the second story deck and roof deck looking into her back yard. She claimed that the previous owners encroached on her property with a fence and when building the fence, removed the old fence and allowed her dog to escape. She requested that if any changes are made to the rear fence, that she be contacted first and kept apprised during construction of the fence. She also was concerned that the fence was not on the property line. Angie Preisendorfer and David Gordon suggested to Mary Little that she should have a property line survey done.
- **Committee Comment:**  
Andy Fotsch suggested a 300ft survey. Myrna Naegle was concerned about the second story's bulk and scale. David Gordon was notified by Peggy Davis that a neighbor had sent an email about the project (sent just prior to the meeting). David Gordon summarized the email from Karen Flynn (8281 Paseo Del Ocaso – across the street and north of the project). Her concerns were that noise from the roof deck would impact her family's privacy. She also stated when she had remodeled her home she was told by "the committees" that they could not include a roof deck. The applicant responded that there was no prohibition to roof decks and were at least 26 other homes in the area that already had roof decks.
- **Motion:** Tony Crisafi made motion, Andy Fotsch 2<sup>nd</sup>  
**Findings can be made for a Site Development Permit (SDP) and Coastal Development Permit (CDP) for Project #556536**  
**VOTE 5-0-1** Chair abstained.

d. **5:45-6:15 Charter/ Bylaws - Revision - Review/Approval**

- **Discussion of existing LJSPRC Charter and Proposed Revision of Charter/ Creation of Bylaws**
- Proposed new bylaws to replace existing charter were distributed at last month's LJSPRC meeting. To date, no comments have been received.

Note: Michael Czajkowski departed the meeting (as noticed prior to meeting start). Quorum maintained.

- **Discussion:** Janie Emerson (via email) and Myrna Naegle requested to postpone the Bylaws discussion since not all committee members are present. Chair responded that item has been on the agenda requesting inputs and comments for three months. A copy of the proposed bylaws was provided prior to the October LJSPRC meeting. To date, no comments or inputs have been received. Chances of having all committee members present is not likely, and that a quorum is present. Item will be on the agenda.
- **Summary of changes:**
  1. Added description of Vice Chair and Recording Secretary to existing Chair description.
  2. Changed the day of the LJSPRC meeting to the 3<sup>rd</sup> Monday of the month (vice the 4<sup>th</sup> Tuesday) and allowed for changes to be made by the committee.
  3. Added language defining what constitutes a quorum in accordance with Robert's Rules of Order. Existing Charter does not include any reference to a quorum.
  4. Added language about posting agendas. Clarified electronic posting requirements.
  5. Clarified language on conflict of interest and members recusing themselves. Aligned recusal requirements to what is required by the Administrative Guidelines to City Council Policy 600-24.
  6. Added language to clarify collective concurrence.
  7. Made minor changes to the language regarding changes to a project after the LJSPRC vote.
  8. Current Charter does not contain any provisions for modifying or revising the Charter. The proposed Bylaws added language to define how the Bylaws can be revised.
- **Public Comment:**

Kathleen Neil commented that the rules might be too tight to be flexible and might discourage others from volunteering.
- **Motion:** Andy Fotsch made motion, Tony Crisafi 2<sup>nd</sup>
- **Approve the revised Bylaws**
- **VOTE 4-1-0**

Adjourn to **next PRC meeting Monday, December 17<sup>th</sup>, 2018 @ 4:00 p.m.**